

291.7-ACRE FARM CAROLINE COUNTY, VA

ASKING PRICE: \$699,950



REPRESENTED BY:

G. EDMOND MASSIE, IV
ALC, CCIM, MBA
804-754-3474

JEFFREY S. HUFF
ALC, FORESTER
804-750-1207

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PROPERTY DESCRIPTION

The subject property is shown on Caroline County Tax Map records as parcel number 88-A-59. According to the tax records the property contains 291.7 acres +/- . The deeds are recorded in Deed Book 1186 on Page 781 and Deed Book 514 on Page 003. The plat was recorded in Plat Cabinet 4 on Page 119.

The subject property is currently zoned Rural Preservation (RP). There are approximately 1,257 feet +/- of road frontage on State Route 627 (Mattaponi Trail).

The land types on the subject property are:

- 54.5 Acres +/- of openland surrounding the 2.5-acre +/- farm house site;
- 5.8 Acres +/- in a breached old pond;
- 0.4-Acre +/- portion of a shared pond with Tax Map # 88-A-59A (10-acre Outparcel);
- 29.75 Acres +/- of 10-year old pine plantation;
- 159.75 Acres +/- of select cut (summer of 2015) upland mixed hardwoods and scattered natural pines; and
- 39 Acres +/- of forested lowgrounds/SMZs along Maracossic Creek and its tributaries.

The subject property is located 13 miles +/- southeast of Bowling Green.

Improvements on the subject property include a 2,680-sq. ft. main farmhouse (c. 1902) with 3 bedrooms and 2 full bathrooms. Other features of the farmhouse include an enclosed front porch, a sunroom and a wood deck. The main farmhouse needs significant renovations. There is a 320-sq. ft cottage overlooking the breached pond site. The remainder of improvements include several old frame barns and sheds.

There is a 10-acre outparcel (TM # 88-A-59A) with a newer house that shares the gravel lane into the subject property.

PHOTOGRAPHS



PHOTOGRAPHS

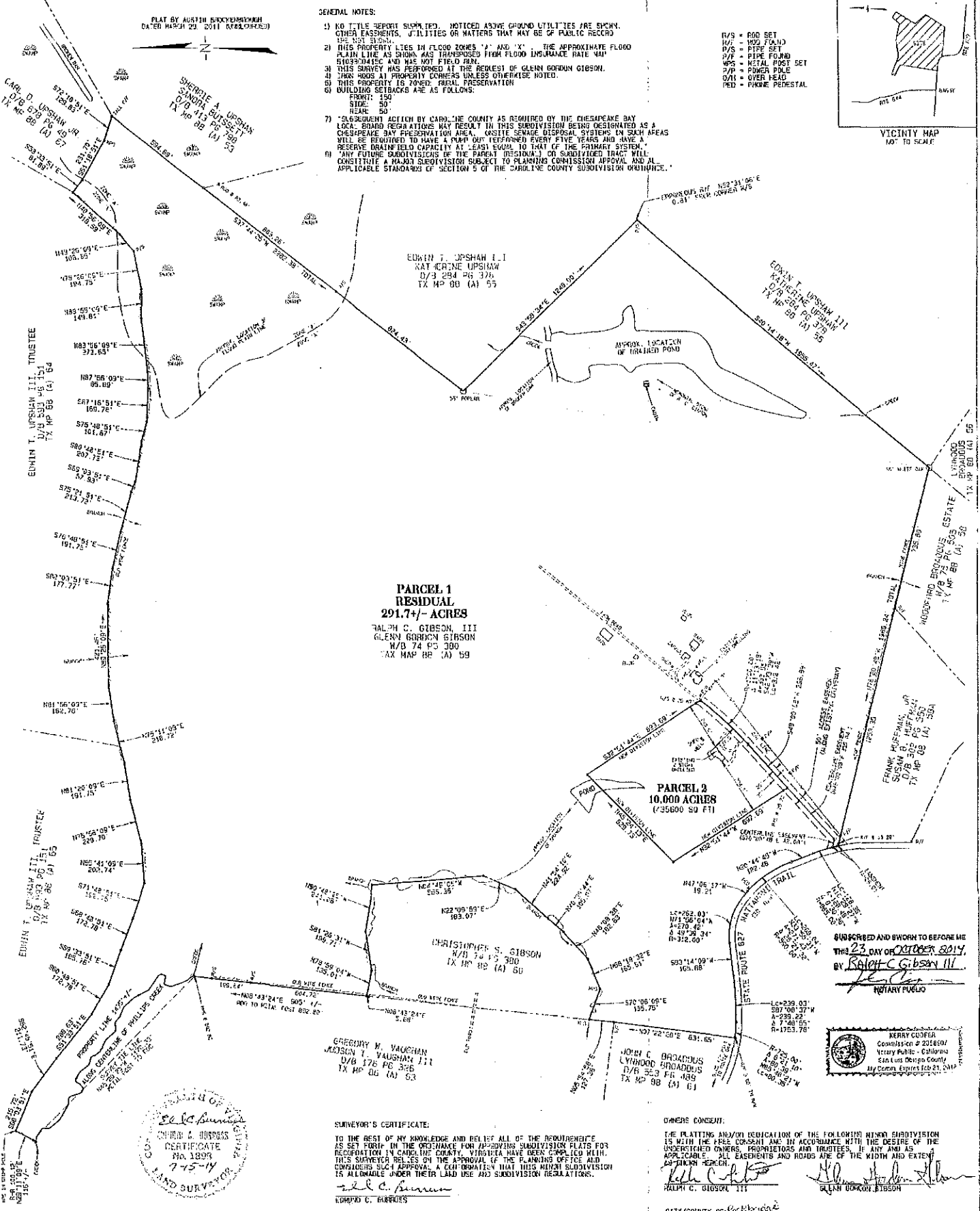
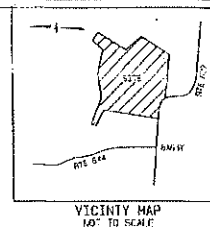


PLAT BY AUSTIN BUCKENHORN
DATED MARCH 23, 2011 RFLD/CORR/01

GENERAL NOTES:

- 1) NO TITLE REPORT SUPPLIED. NOTICED ABOVE GROUND UTILITIES ARE SHOWN. OTHER EASEMENTS, UTILITIES OR MATTERS THAT MAY BE OF PUBLIC RECORD ARE NOT SHOWN.
- 2) THIS PROPERTY LIES IN FLOOD ZONES 'A' AND 'X'. THE APPROXIMATE FLOOD PLAIN LINE AS SHOWN HAS TRANSCENDED FROM FLOOD INSURANCE RATE MAP 5105040100C AND WAS NOT FIELD D.M.
- 3) THIS SURVEY HAS BEEN MADE AT THE REQUEST OF GLENN GORDON GIBSON.
- 4) THIS PROPERTY IS ZONED RURAL PRESERVATION.
- 5) BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 150'
SIDE: 50'
REAR: 50'
- 7) "SUBSEQUENT ACTION BY CAROLINE COUNTY AS REQUIRED BY THE CHESAPEAKE BAY LOCAL BOARD REGULATIONS MAY RESULT IN THIS SUBDIVISION BEING DESIGNATED AS A CHESAPEAKE BAY PRESERVATION AREA. ON-SITE SEWAGE DISPOSAL SYSTEMS IN SUCH AREAS WILL BE REQUIRED TO HAVE A PUMP OUT PERFORMED EVERY FIVE YEARS AND HAVE A RESERVE DRAINAGE CAPACITY AT LEAST EQUAL TO THAT OF THE PRIMARY SYSTEM."
- 8) "ANY FUTURE SUBDIVISIONS OF THE PARENT (REGIONAL) OR SUBDIVIDED TRACT WILL CONSTITUTE A MAJOR SUBDIVISION SUBJECT TO PLANNING COMMISSION APPROVAL AND ALL APPLICABLE STANDARDS OF SECTION 5 OF THE CAROLINE COUNTY SUBDIVISION ORDINANCE."

R/S = ROAD SET
W/S = WELLS FOUND
P/S = PIPE SET
P/F = PIPE FOUND
M/S = METAL POST SET
D/P = POWER POLE
O/H = OVER HEAD
P/D = PHONE PEDESTAL



**PARCEL 1
RESIDUAL
291.7+/- ACRES**
RALPH C. GIBSON, III
GLENN GORDON GIBSON
W/B 74 PG 300
TX MAP 88 (A) 59

**PARCEL 2
10.00 ACRES
(23660 SQ FT)**

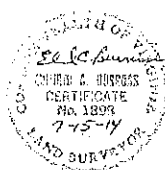
CHRISTOPHER S. GIBSON
W/B 74 PG 300
TX MAP 88 (A) 59

GREGORY M. VAUGHAN
JACOB T. VAUGHAN III
W/B 176 PG 306
TX MAP 06 (A) 63

JOHN C. BRACKBUSH
LYNNWOOD BRACKBUSH
W/B 523 PG 489
TX MAP 88 (A) 61

LYNNWOOD BRACKBUSH
W/B 523 PG 489
TX MAP 88 (A) 59

FRANK M. BROWN, JR.
SUSAN B. HUFFMAN
W/B 503 PG 554
TX MAP 08 (A) 53A



SURVEYOR'S CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING SUBDIVISION PLATS FOR REGISTRATION IN CAROLINE COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. THIS SURVEYOR RELIES ON THE APPROVAL OF THE PLANNING OFFICE AND CONSIDERS SUCH APPROVAL A CERTIFICATION THAT THIS MINOR SUBDIVISION IS ALLOWABLE UNDER THEIR LAND USE AND SUBDIVISION REGULATIONS.

Edwin C. Burruss
EDWIN C. BURRUSS

OWNERS' CONSENT:

THE PLATTING AND/OR REGISTRATION OF THE FOLLOWING MINOR SUBDIVISION IS WITH THE BEST INTERESTS AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERTAKEN OWNERS, PROPRIETORS AND TRUSTEES, IF ANY AND AS APPLICABLE, ALL EASEMENTS AND RIGHTS ADE OF THE WIDTH AND EXTENT

Ralph C. Gibson III
RALPH C. GIBSON, III

Glenn Gordon Gibson
GLENN GORDON GIBSON

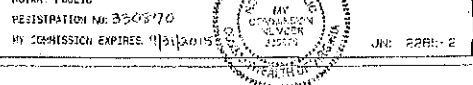
CITY/COUNTY OF Rockbridge
STATE OF VIRGINIA TO WIT:
I, *Edwin C. Burruss*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT *Ralph C. Gibson III* AND *Glenn Gordon Gibson* HAVE APPEARED BEFORE ME IN MY OFFICE AND HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY OFFICE AND HAVE APPEARED, BEEN ORDERED BY HAND AND SEAL, THIS 15th DAY OF JULY, 2014.

Edwin C. Burruss
NOTARY PUBLIC
REGISTRATION NO. 330570
MY COMMISSION EXPIRES 11/30/2015

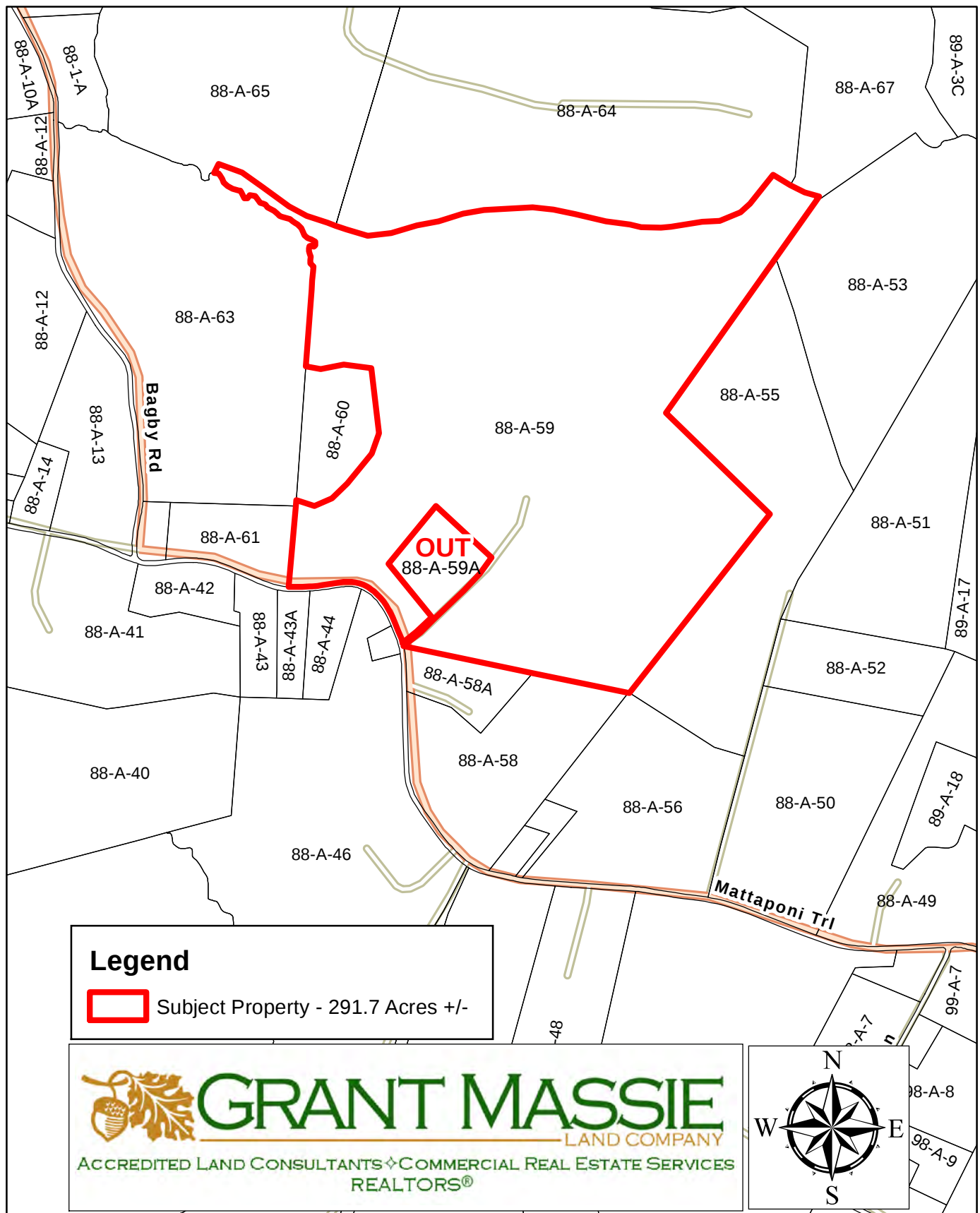


DATE: JULY 15, 2014
GRAPHIC SCALE 1"=300'
0 200 400 600 800 1000
BURRUSS LAND SURVEY, LLC
P. O. BOX 20, FARMINGTON, VA PH: (804) 598-7697

PLAT OF TWO PARCELS OF LAND IN THE BOWLING GREEN DISTRICT OF CAROLINE COUNTY VIRGINIA
MINOR SUBDIVISION OF TAX MAP SECTION 88 (A) 59

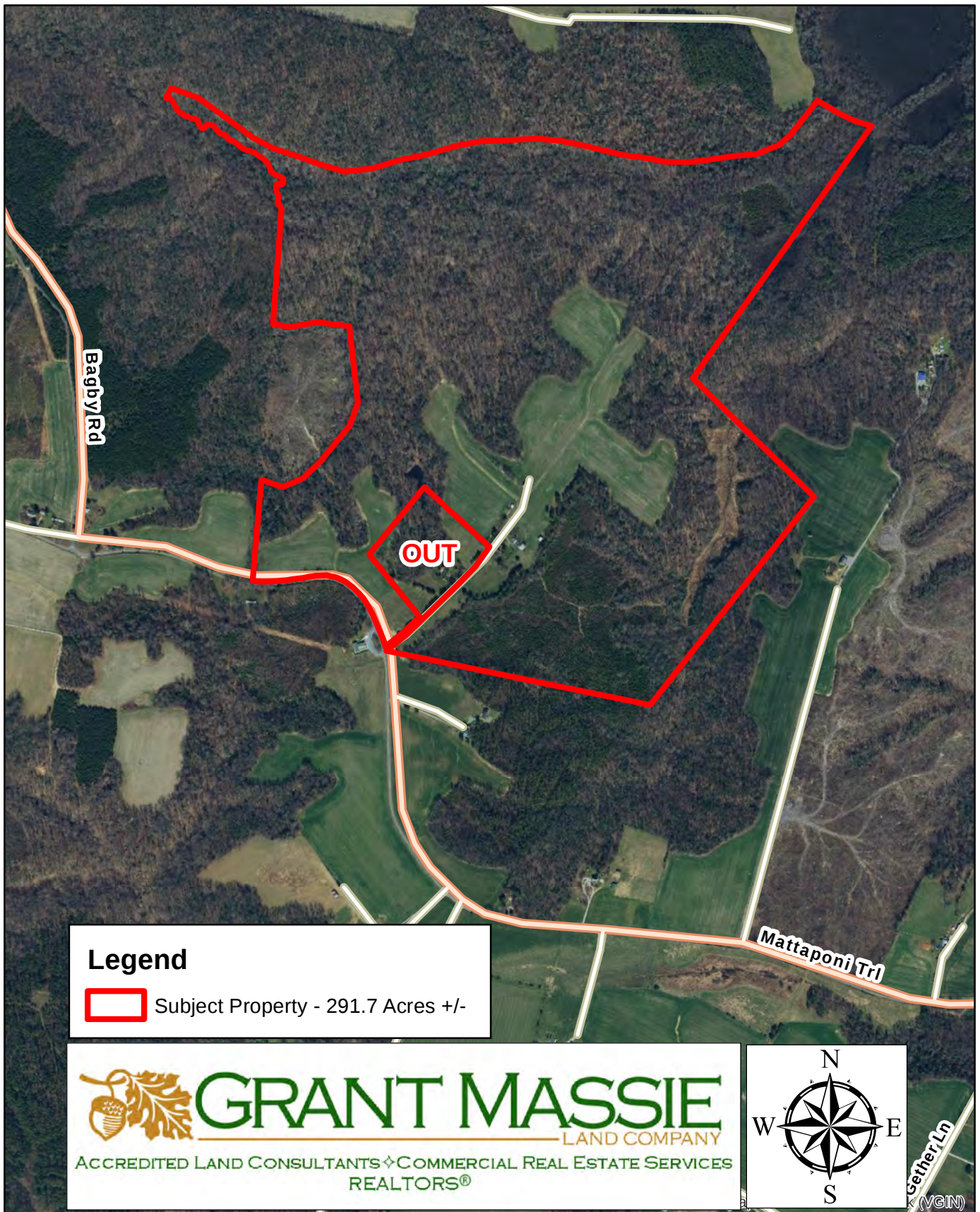


TAX MAP



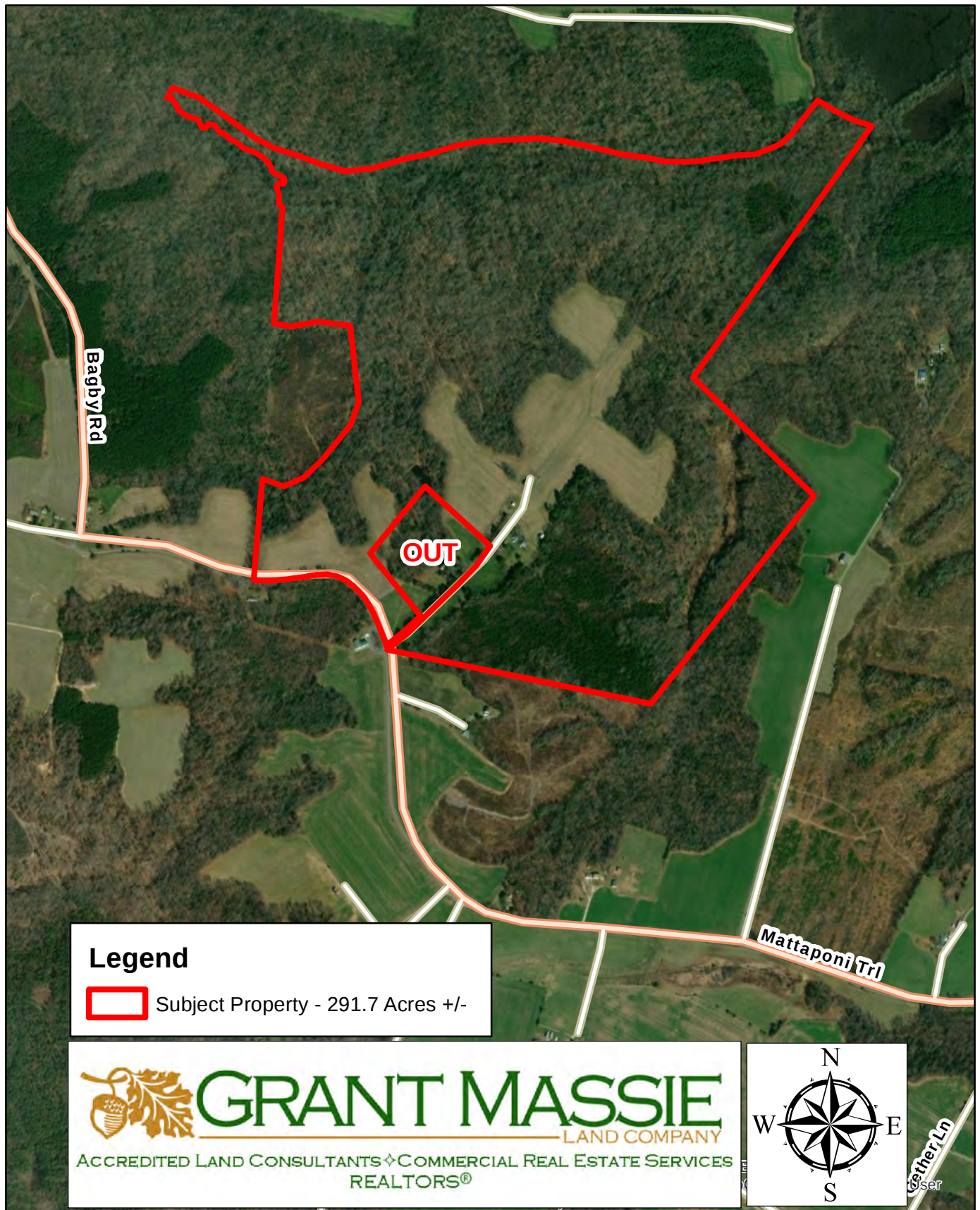
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

AERIAL PHOTOGRAPH



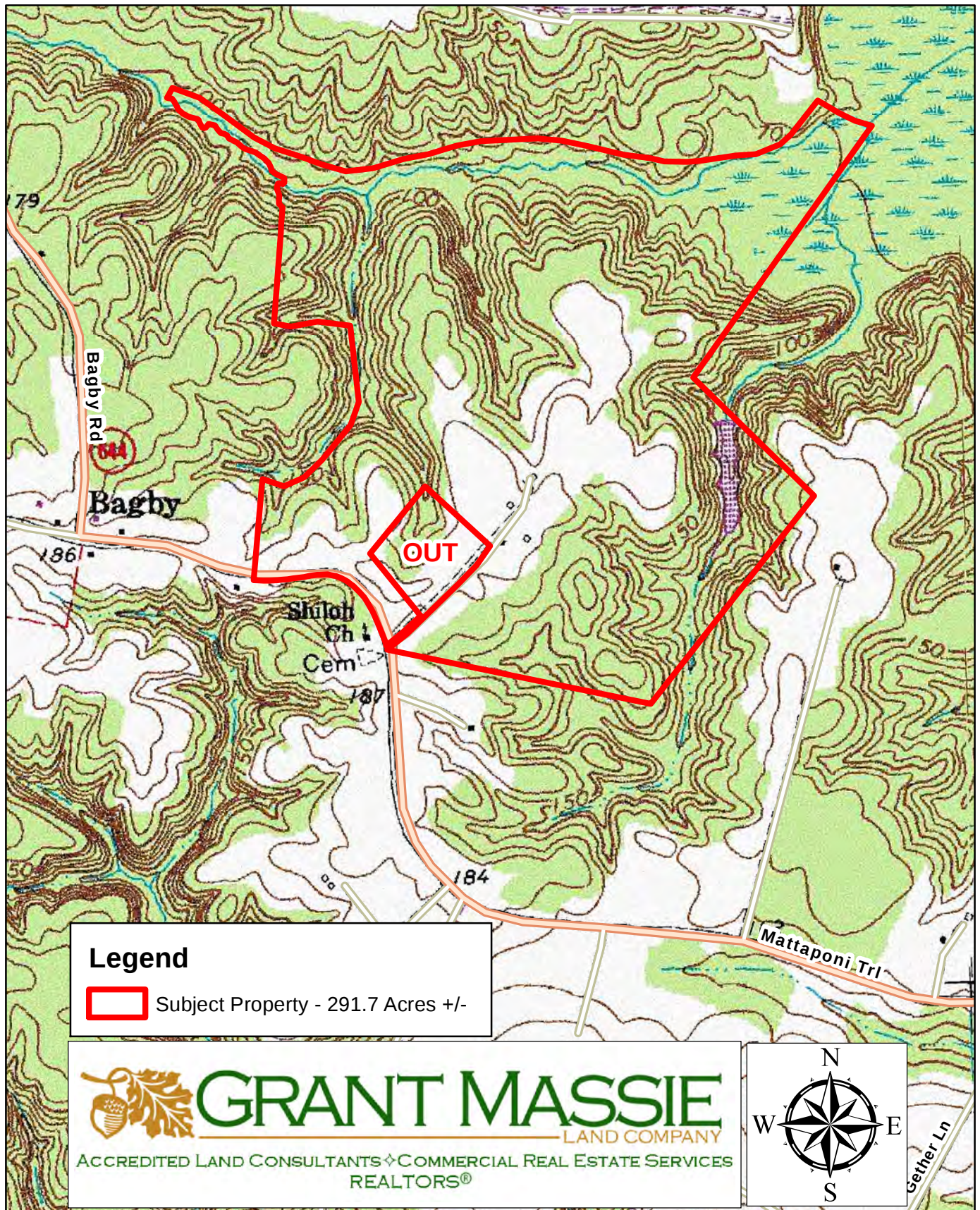
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AERIAL PHOTOGRAPH



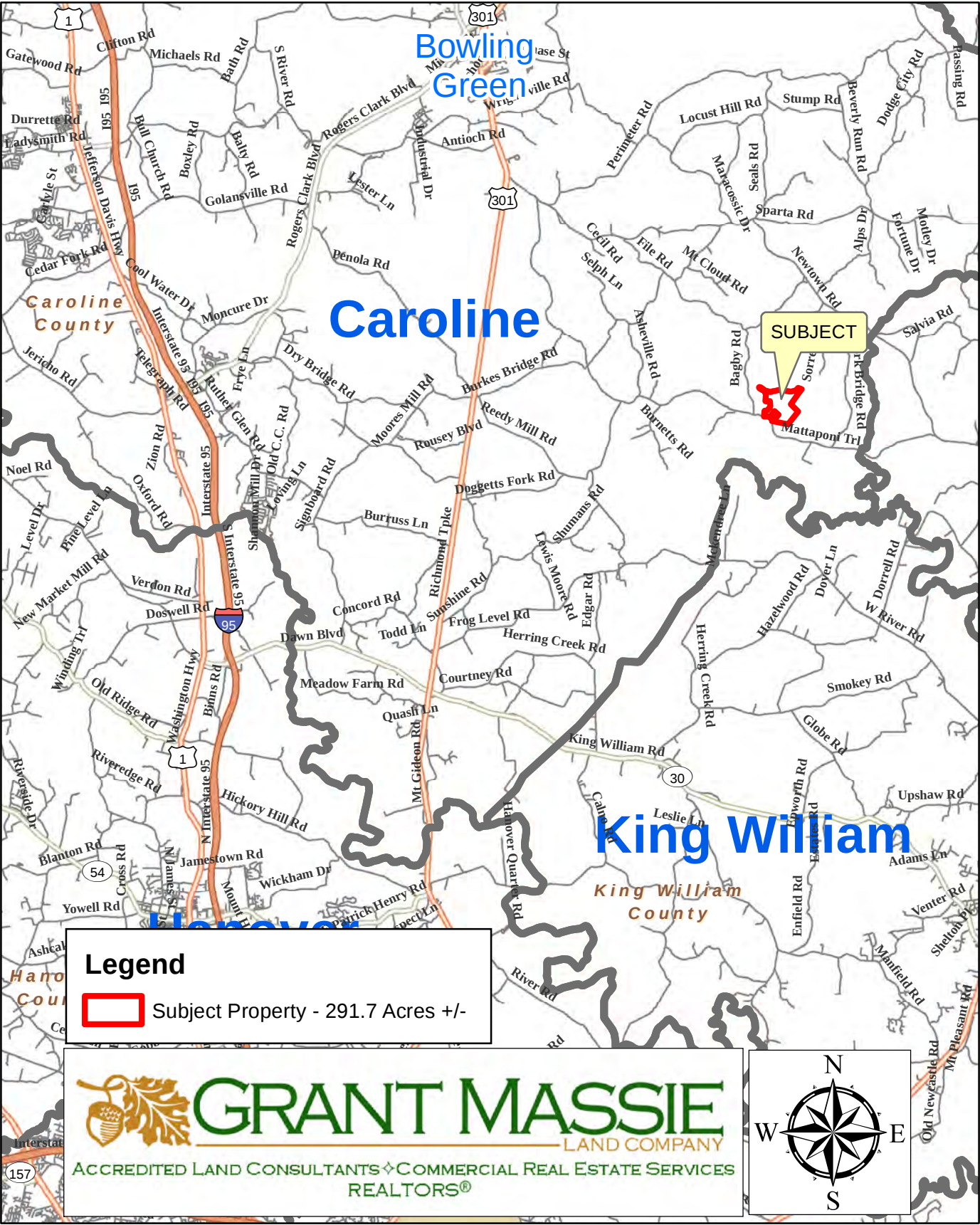
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

TOPOGRAPHIC MAP



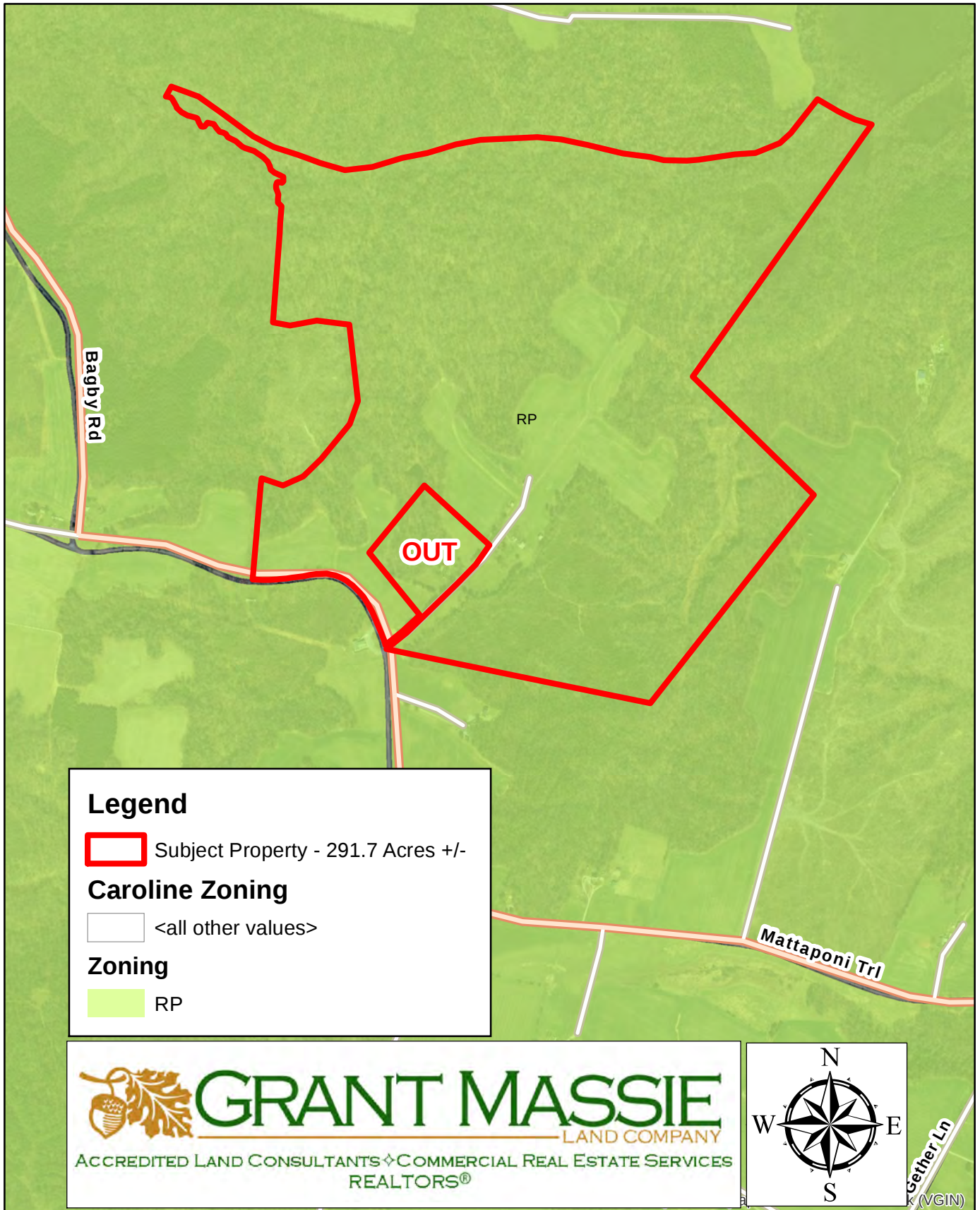
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

LOCATION MAP



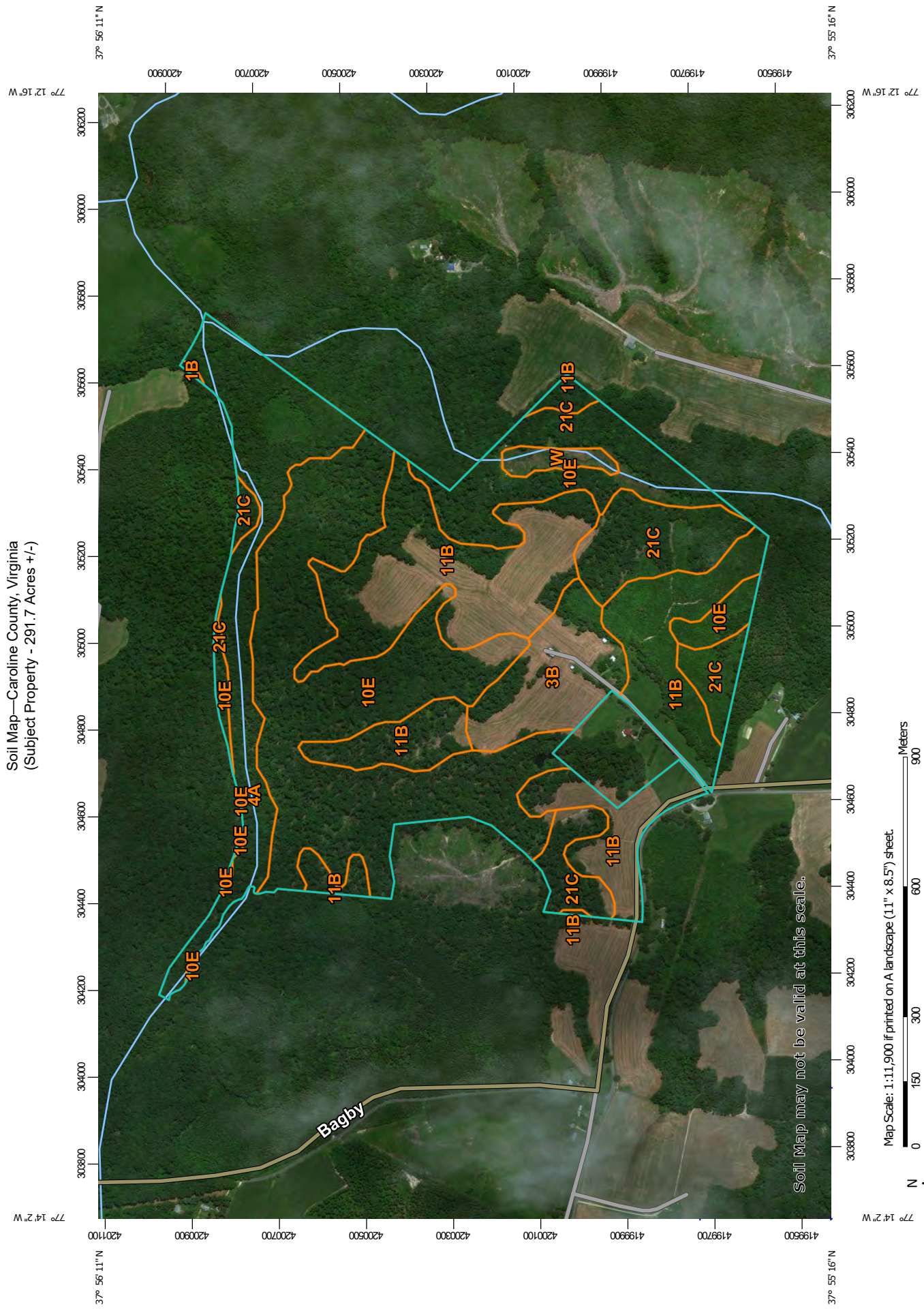
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

ZONING MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

Soil Map—Caroline County, Virginia
(Subject Property - 291.7 Acres +/-)



Map Scale: 1:11,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Caroline County, Virginia
Survey Area Data: Version 20, Jun 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

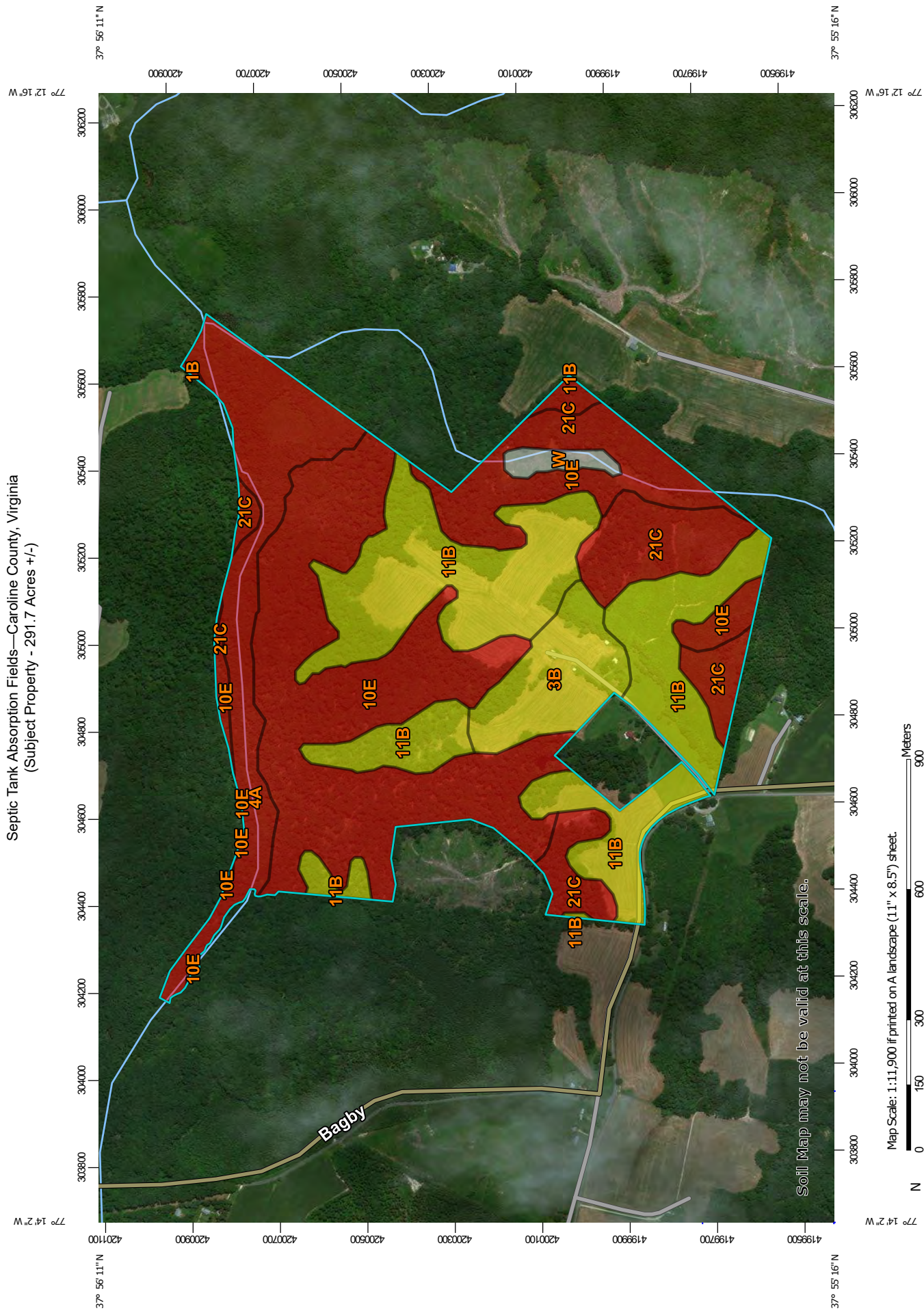
Date(s) aerial images were photographed: Mar 17, 2016—Feb 3, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1B	Altavista fine sandy loam, 2 to 6 percent slopes, very rarely flooded	0.2	0.1%
3B	Bama sandy loam, 2 to 6 percent slopes	19.1	6.6%
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	37.1	12.9%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	112.2	38.9%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	86.1	29.9%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	30.3	10.5%
W	Water	3.3	1.1%
Totals for Area of Interest		288.2	100.0%

Septic Tank Absorption Fields—Caroline County, Virginia
(Subject Property - 291.7 Acres +/-)



Map Scale: 1:11,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Survey Area Data: Version 20, Jun 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
1B	Altavista fine sandy loam, 2 to 6 percent slopes, very rarely flooded	Very limited	Altavista (90%)	Depth to saturated zone (1.00)	0.2	0.1%
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
				Flooding (0.20)		
			Roanoke (2%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
			Tomotley (2%)	Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.68)		
				Flooding (0.40)		
			Chastain (2%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
3B	Bama sandy loam, 2 to 6 percent slopes	Somewhat limited	Bama (90%)	Slow water movement (0.50)	19.1	6.6%
4A	Bibb-Chastain complex, 0 to	Very limited	Bibb (75%)	Flooding (1.00)	37.1	12.9%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	2 percent slopes, frequently flooded			Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
			Chastain (20%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	Very limited	Kempsville (45%)	Slope (1.00)	112.2	38.9%
				Slow water movement (0.73)		
			Emporia (25%)	Depth to saturated zone (1.00)		
				Slope (1.00)		
				Slow water movement (0.50)		
			Remlik (20%)	Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Slow water movement (0.50)		
				Depth to saturated zone (0.40)		
			Chastain (3%)	Flooding (1.00)		
				Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Bibb (2%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	Somewhat limited	Kempsville (60%)	Slow water movement (0.73)	86.1	29.9%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	Very limited	Slagle (55%)	Slow water movement (1.00)	30.3	10.5%
				Seepage, bottom layer (1.00)		
				Depth to saturated zone (0.40)		
				Slope (0.04)		
W	Water	Not rated	Water (100%)		3.3	1.1%
Totals for Area of Interest					288.2	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	179.8	62.4%
Somewhat limited	105.2	36.5%
Null or Not Rated	3.3	1.1%
Totals for Area of Interest	288.2	100.0%

Description

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher